

Residential Revalue

2010 Assessment Roll

NW Renton Hill

AREA 85

**King County Department of Assessments
Seattle, Washington**

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Executive Summary Report

Appraisal Date 1/1/2010 - 2010 Assessment Roll

Area Name / Number: NW Renton Hill / 85

Previous Physical Inspection: 2002 & 2004

Sales - Improved Summary:

Number of Sales: 335

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$135,900	\$168,000	\$303,900			
2010 Value	\$146,300	\$152,000	\$298,300	\$326,000	91.5%	8.73%
Change	+\$10,400	-\$16,000	-\$5,600			
% Change	+7.7%	-9.5%	-1.8%			

*COV is a measure of uniformity, the lower the number the better the uniformity.

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:			
	Land	Imps	Total
2009 Value	\$133,000	\$146,600	\$279,600
2010 Value	\$144,500	\$129,700	\$274,200
Percent Change	+8.6%	-11.5%	-1.9%

Number of improved Parcels in the Population: 6403

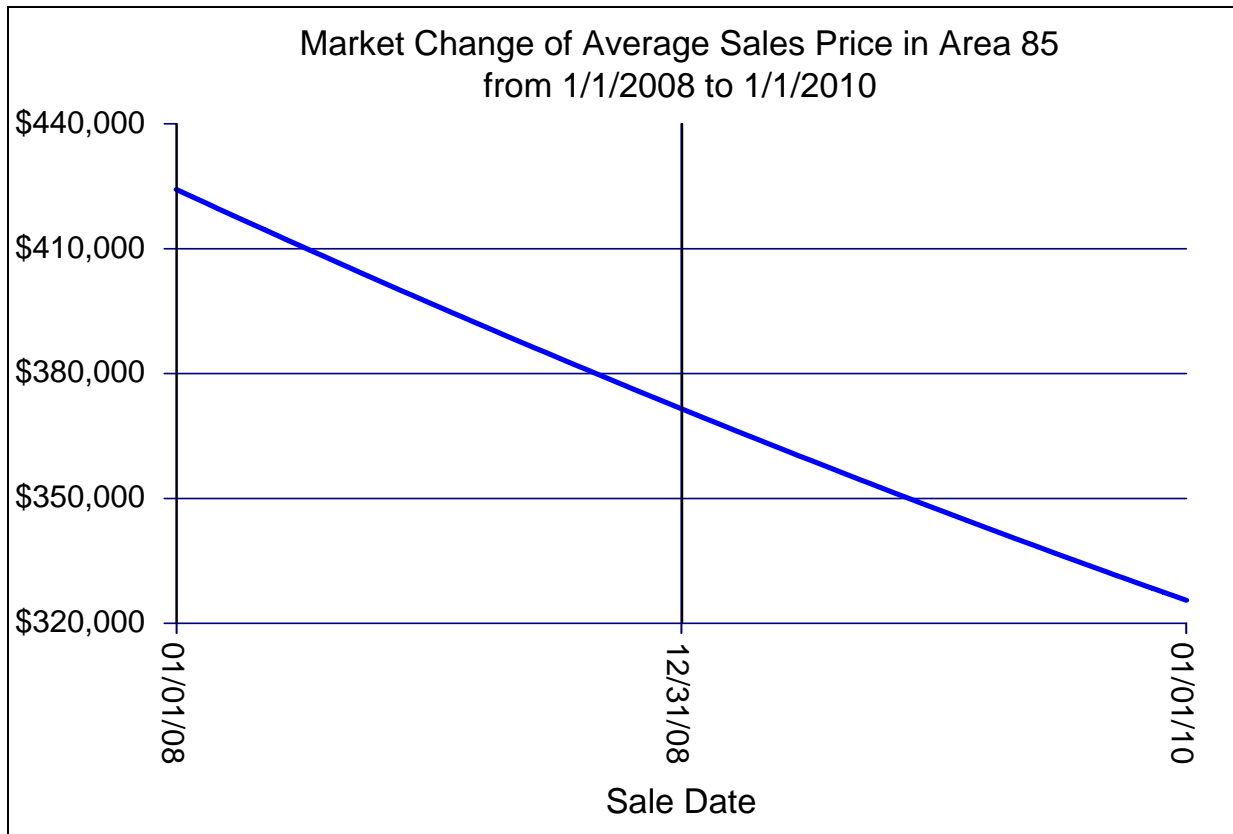
The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling. In addition, parcels with 2009 or 2010 Assessment Roll improvement values of \$25,000 or less were also excluded. These parcels do not reflect accurate percent change results for the overall population. Exceptions may be found in the Improved Parcel Total Value Model Calibration section of this report.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2010 Assessment Roll.

Market Change of Average Sale Price in Area 85

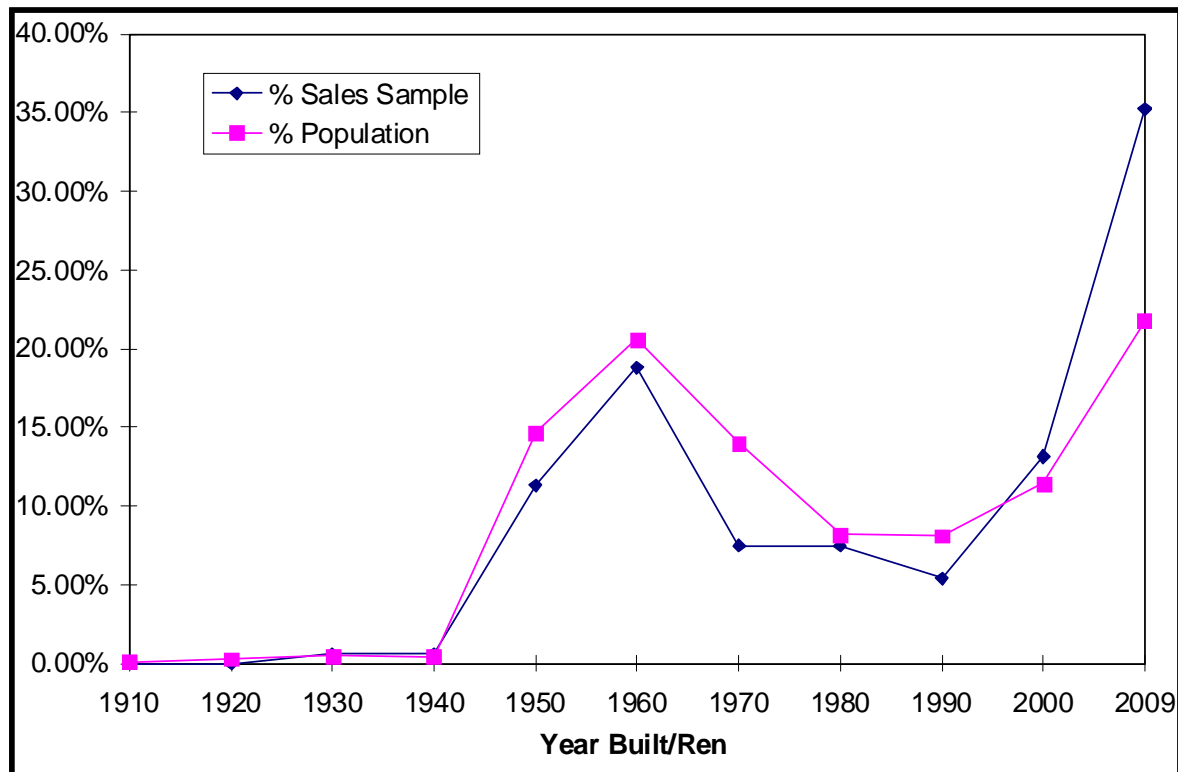
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	0.60%
1940	2	0.60%
1950	38	11.34%
1960	63	18.81%
1970	25	7.46%
1980	25	7.46%
1990	18	5.37%
2000	44	13.13%
2009	118	35.22%
	335	

Population		
Year Built/Ren	Frequency	% Population
1910	7	0.11%
1920	18	0.28%
1930	31	0.48%
1940	25	0.39%
1950	940	14.68%
1960	1319	20.60%
1970	895	13.98%
1980	525	8.20%
1990	518	8.09%
2000	731	11.42%
2009	1394	21.77%
	6403	

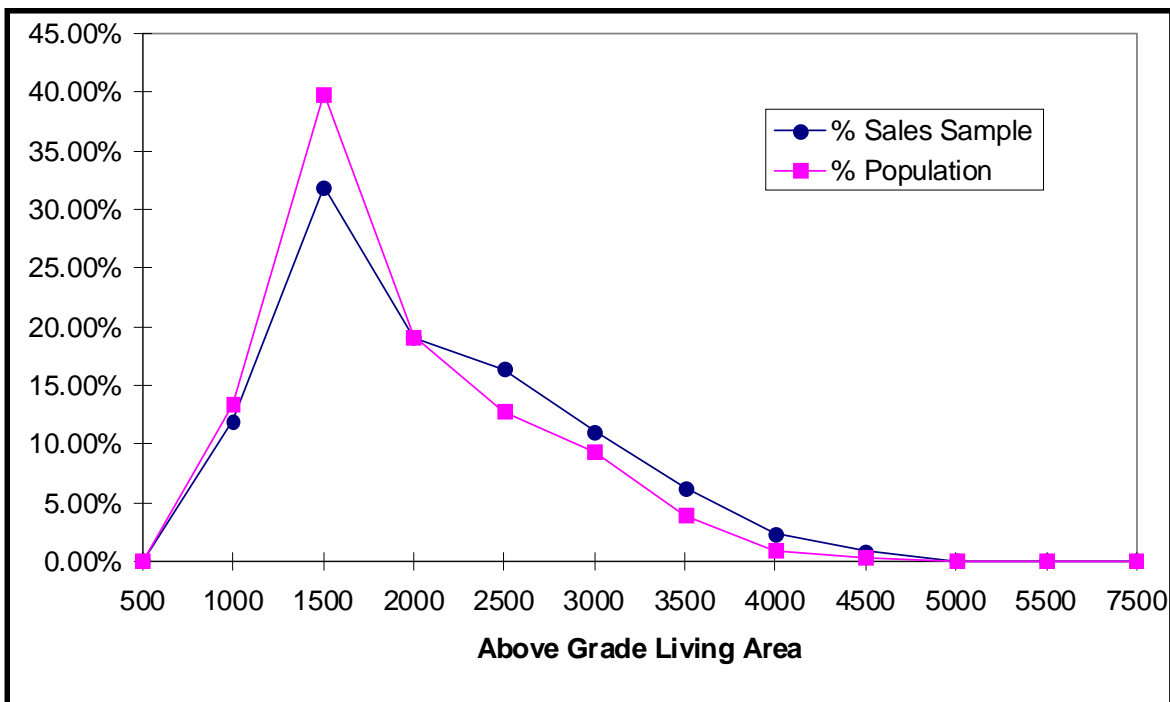


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals. Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was accounted for in the model building process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	40	11.94%
1500	107	31.94%
2000	64	19.10%
2500	55	16.42%
3000	37	11.04%
3500	21	6.27%
4000	8	2.39%
4500	3	0.90%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	335	

Population		
AGLA	Frequency	% Population
500	4	0.06%
1000	859	13.42%
1500	2554	39.89%
2000	1227	19.16%
2500	817	12.76%
3000	600	9.37%
3500	250	3.90%
4000	62	0.97%
4500	23	0.36%
5000	3	0.05%
5500	3	0.05%
7500	1	0.02%
	6403	

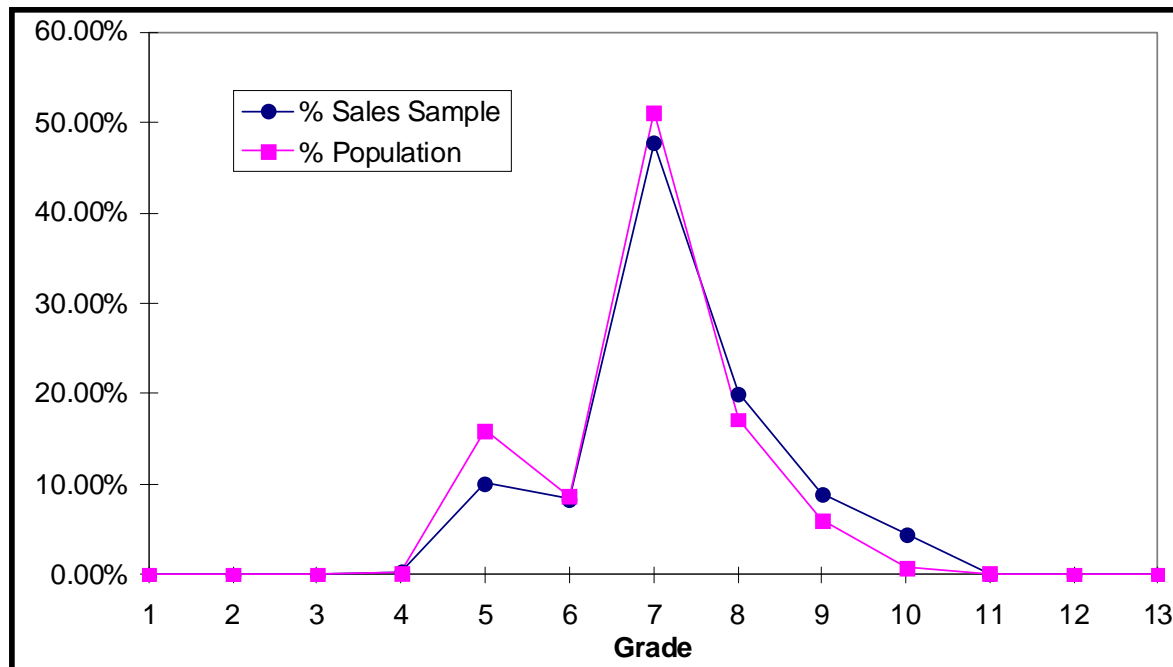


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

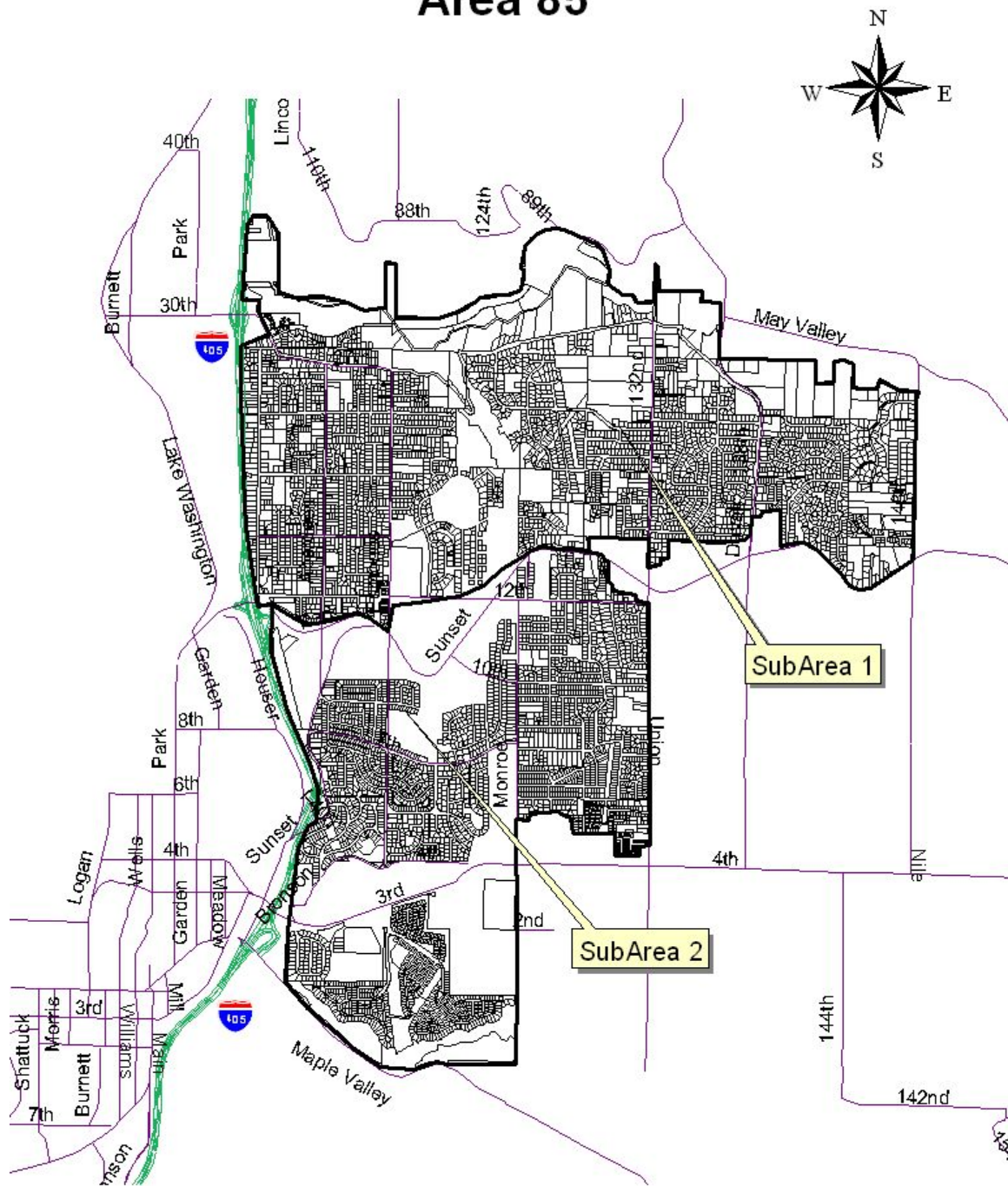
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.30%
5	34	10.15%
6	28	8.36%
7	160	47.76%
8	67	20.00%
9	30	8.96%
10	15	4.48%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	335	

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	2	0.03%
4	12	0.19%
5	1019	15.91%
6	554	8.65%
7	3273	51.12%
8	1099	17.16%
9	386	6.03%
10	52	0.81%
11	5	0.08%
12	0	0.00%
13	0	0.00%
	6403	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Area 85



Analysis Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: June 28, 2010

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2008 to 1/2010 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/10.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 85 --- NW Renton Hill

Boundaries:

Area 85 is bordered to the west by Interstate 405. The northern border follows May Creek Park, which is just south of NE 31st Street and south of Newcastle. From there, the eastern border runs down 148th Avenue SE until it hits NE Sunset Blvd. (or Hwy 900). The southern border follows NE Sunset Blvd. to Union Avenue which becomes the eastern border from here. From here the southern border becomes NE 4th Street up to Monroe Avenue NE, where it follows south and becomes the eastern border. The southern-most border runs along the Maple Valley Hwy (or Hwy 169) until it again reaches Interstate 405.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 85 is located in southeast King County east of the downtown area of Renton, south of the Newcastle area and southeast of Lake Washington. The great majority of the area lies within Renton city limits with small pockets in the northeastern portion of the area still situated in Unincorporated King County. The entire area has excellent access to Interstate 405 and Highway 169. Seattle-Tacoma International Airport and the Southcenter Mall are within a 15 minute drive. The western portion of the area offers views of the Olympic Mountains, partial city of Seattle and territorial views of the valley below. Some Southern portions of the area offer views of Mt. Rainier and the valley along Hwy 169.

The City of Renton has instituted changes in zoning to allow for greater density and is undergoing studies for further potential annexation. Less than 5% of the residential parcels in the area are vacant land. Lot sizes in area 85 range from less than 3000 square feet to just under 35 acres. Roughly half of the area's homes are average quality homes built in the 1940s through the 1960s. Nearly half of those homes remaining have been built in the past ten years.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2010 recommended values. This study benchmarks the prior assessment level using 2009 posted values (1/1/09) compared to current adjusted sale prices (1/1/10). The study was also repeated after the application of the 2010 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 10.60% to 8.73%.

Scope of Data

Land Value Data:

Vacant sales from 1/2008 to 1/2010 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2010. As land sales were few, further consideration was given to vacant land sales in neighboring Areas 32 & 66. These sales were utilized for additional market evidence and support in building the land valuation model. All land sales were verified by field review and buyer/seller contact when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 6846 total parcels in Area 85 that include both vacant and improved. The northern-most portion of the area borders Newcastle with Bellevue further to the north. Consequently, land values are somewhat higher in the north portion of this area and begin to slightly decrease when heading from the north to the south part of the area; values increased where newer and typically higher grade homes were built. Due to the downturn in the economic climate, new platting had slowed significantly; but more recently, new construction of less expensive homes has begun in this area. Some larger parcels are currently being short-platted into smaller building sites. Therefore, many larger parcels have been valued in accordance with their potential for additional sites.

Vacant sales were analyzed and land models developed from the direct sales comparison approach. Plats which were generally homogeneous in age, improvement size and site size are listed on the following page and were valued by the base site value method. All other sites, whether situated in plats or on tax lots, were valued utilizing the Land Value Model Calibration below. Adjustments were applied to the base land value for factors affecting value such as lot size, views, topography, traffic noise, shape, access problems, other considerations indicated in the land model. These adjustments are shown on page 20.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

AREA 85 LAND SCHEDULE FOR UNPLATTED LAND

Lot Square Footage	Acres	Lot Value
3,000	0.069	\$105,000
4,000	0.092	\$115,000
5,000	0.115	\$125,000
7,000	0.161	\$133,000
10,000	0.230	\$145,000
21,780	0.50	\$165,000
32,670	0.75	\$180,000
43,560	1.00	\$195,000
65,340	1.50	\$215,000
87,120	2.00	\$235,000
108,900	2.50	\$255,000
130,680	3.00	\$275,000
152,460	3.50	\$295,000
174,240	4.00	\$315,000
196,020	4.50	\$335,000
217,800	5.00	\$355,000
261,360	6.00	\$370,000
304,920	7.00	\$385,000
348,480	8.00	\$400,000
392,040	9.00	\$415,000
435,600	10.00	\$430,000
653,400	15.00	\$480,000
871,200	20.00	\$530,000
1,089,000	25.00	\$580,000
1,306,800	30.00	\$630,000
1,524,600	35.00	\$680,000

Note: Incremental value adjustments were made between specified lot sizes.

Sites having potential for more than 1 lot

Where valued as having added sites, the value of an average-sized single site + \$25,000 for each additional site was applied. This additional per-site value is conservative due to current market conditions and considers on-site development costs.

Site Values by Plat

Major	Plat Name	Grade	Yr Built	Lot Size	2011 Base Land Value
004950	Adams Vista Add	7	1960s	8000	\$145,000
019200	Aloha Ranch Add	7	1960s	7200	\$140,000
019210	Aloha Ranch #2	7	1960s	7200	\$140,000
025950	Ardmore II	9	2007	4500-7000	\$165,000
034570	Azalea East	7	1980s	7-10000	\$145,000
041800	Balchs Albert President Park Add	5	1952	5000-6000	\$125,000
041900	Balchs Albert President Park #2	5 to 6	1953	5400	\$125,000
042000	Balchs Albert President Park #3	5 to 6	1953	5000-6000	\$125,000
042100	Balchs Albert President Park #4	5 to 6	1953	5000-6000	\$125,000
042200	Balchs Albert President Park #5	5	1954	5000-6000	\$125,000
042300	Balchs Albert President Park #6	5	1954	5000-7000	\$125,000
042400	Balchs Albert President Park #7	5 to 6	1954	6000	\$125,000
042450	Balchs Albert President Park #8	5 to 6	1954	5000-6000	\$125,000
042500	Balchs Albert President Park #9	5 to 6	1950s	5000-6000	\$125,000
042520	Balchs Albert President Park #10	6	1958	5000-6000	\$125,000
042540	Balchs Albert President Park #11	7	1959	6000	\$135,000
042550	Balchs Albert President Park #12	7	1961	6000	\$135,000
042800	Balchs Albert Sierra Heights	6	1959	7-13000	\$135,000
042810	Balchs Albert Sierra Heights #5	7 to 9	1979-99	9-12000	\$150-160,000
064630	Bel-Shane Add	7	1960s	7000	\$145,000
091150	Bomarc Add	7	1958	9-11000	\$145,000
104130	Brandal Wood	8	1991-92	7000-9000	\$165,000
106140	Brentwood Add	7	1962	8-10000	\$140,000
106150	Brentwood Add Div 2	7	1960s	7,000-8000	\$140,000
106570	Brentwood Park Add	7	1980s	7000-9000	\$140,000
109130	Briere Creek Div 1	7	2001	5000-6000	\$150,000
109131	Briere Creek Div 2	7	2001	5000-6000	\$150,000
109400	Briers Terrace	8	1960-70s	10,000	\$150,000
128800	Caledon	9	2002-04	4000-9000	\$180,000
133270	Canyon Oaks	7	1979	1900-2000	\$130,000
165753	Cobblestone	7	2004-5	1200-2800	\$90-95,000
177640	Cottom Glen	7	1924-73	10-19000	\$120-130,000
182870	Crescent View Add	8	1970s	7000-9000	\$145,000
183950	Cresto View Add	6 to 8	1950-60s	7000-9000	\$140,000
188764	Dalpay Div 1	7	2002	4000-7000	\$150,000
193810	Debar	9	2003	5000-7000	\$155,000
195466	Demps 2	8	2000	6000	\$140,000
206750	Donna Vist Add	7	1928-63	5000-6000	\$144,000
221600	Eastwood Park	7	1968	9000	\$150,000
224980	Eden Estates	9	1980s	8-11000	\$150,000
225320	Edendale Add	7	1959	9-12000	\$145,000
225385	Edens Garden	7	2003	5000	\$135,000
227000	Edmonds Plat	7	2003	4000	\$120,000
230920	Elizabeth Place	7	2002	3000-4000	\$130,000
231100	Elle Rain Place	8	2006	4000-6000	\$155,000
245720	Fairview Terrace Add	7	1950-60	7-10000	\$140,000

Area 85
2010

Major	Plat Name	Grade	Yr Built	Lot Size	2011 Base Land Value
248241	Farrells First Add	7	1978	8-10000	\$155,000
266250	Fugitts Highland Park First Add	7	1960s	7-13000	\$140,000
272000	Gatten JR Add	7	1960s	7-11000	\$140,000
278770	Glencoe	7	1968	7000	\$150,000
278772	Glencoe Div 2	7	1960-70s	7000-9000	\$150,000
278773	Glencoe Div 3	7	1970s	8000	\$150,000
278775	Glencoe Div 5	7 to 8	1970-80s	8-10000	\$150,000
285480	Graceland Terrace	7	1960s	7-13000	\$140,000
297230	Gustafson Add	7	1980s	7000	\$140,000
298740	Hackman Add	7	1959	5000	\$130,000
327618	Higate	7	1980s	7-14000	\$150,000
329180	Highbury Park	7	1980s	7000-9000	\$144,000
329545	Highland Court	7	2000	4000	\$150,000
330780	Highpointe Div 2	9	2004	5-21000	\$165,000
332740	Hillcrest Land Add	7	1960s	7000-8000	\$150,000
337770	Hill Top	7	1980s	7-10000	\$140,000
338814	Hi-lands First Add	7 to 8	1970&90s	8000-9000	\$140,000
344920	Honey Creek Heights	8	2001	4000-7000	\$155,000
344950	Honey Creek Park Add	7	1958	7-14000	\$145,000
344980	Honey Creek Ridge Div 1	9	1996	8-15000	\$185,000
344981	Honey Creek Ridge Div 2	9	1997-99	5000-8000	\$185,000
344982	Honey Creek Ridge Div 3	9	1998	6-10000	\$185,000
345000	Honeydew Court Add	7	1967	9000	\$145,000
354230	Huselands First Add	5 to 8	1943-77	5-14000	\$135-140,000
365540	Jacques NE 24th St	7	2005	4000-5000	\$165,000
382350	Kennydale Park Add	7	1976	7000	\$145,000
388832	Kirkland Court	8	2001	5000-6000	\$140,000
395590	La Colina	7	2000-01	4000-6000	\$140-145,000
395650	La Mesa	8	1996	6000	\$165,000
418720	Langley Ridge at May Creek	8 to 11	1986-2009	10-36925	\$190-200,000
430730	Liberty Ridge Phase 1	7	2003	3000-4000	\$130-138,000
430731	Liberty Ridge Phase 2	7	2003	3000-4000	\$130-138,000
430732	Liberty Ridge Phase 3	7	2003	5000-8000	\$130-145,000
430733	Liberty Ridge Phase 4	7	2003	4000-7000	\$130-145,000
430734	Liberty Ridge Phase 5	7	2004	3000-4000	\$130-145,000
430735	Liberty Ridge Phase 6	7	2004	3000-5000	\$130-145,000
508590	Mapes 1st Add	7	1958	8040	\$135,000
522650	May Creek Highlands	8	1989	7000-8000	\$165,000
523000	May Valley Co-op Community Add	5 to 7	1947-93	15000	\$120-140,000
535820	Mc Knight Heights Add	8	1960s	7000	\$145,000
535830	Mc Knight Heights 2nd Add	8	1960s	7000	\$145,000
559205	Monterey Heights	8	2001	5000	\$155,000
559290	Monterey Terrace	7 to 8	1950s	7-11000	\$165,000
606140	Newcastle Terrace	7 to 8	1960-2006	9-10000	\$145,000
662590	Paradise Estates	8	1970s	10000	\$150,000
662591	Paradise Estates #2	8	1970s	9-12000	\$150,000
666908	Parkside Plat	7	2007	4000-6000	\$165,000
666925	Parkview Homes	9	2005	5000-7000	\$165,000
688220	Powells 1st Add	7	1960-70s	7000	\$140,000

Area 85
2010

Major	Plat Name	Grade	Yr Built	Lot Size	2011 Base Land Value
719350	Reads Cresview Add	6 to 7	1950-60s	7000	\$145,000
722750	Renton Highlands	5,9	1942	5000	\$125-140,000
723090	Renton Sunset Add	8	1979	5000-8000	\$155,000
723130	Renton Sunset Heights Add	7 to 8	1950s	6000-8000	\$145,000
723610	Renton Ridge Crest Div. 1	7	1950s	7000-9000	\$138,000
723630	Renton Ridge Crest Div. 2	7	1950s	7000-9000	\$138,000
723650	Renton Ridge Crest Div. 3	7 to 8	1960s	7000-9000	\$138,000
731200	Ridgeview Estates	9	1990	7000-9000	\$170,000
741940	Rose Haven Add	7	1959	12000	\$150,000
746141	Ruddells 2nd Add	7	1978	7000-9000	\$140,000
754100	Sandee Terrace Add	7	1963	6000	\$135,000
756970	Savannah at the Park	7 to 8	2007	4000-5000	\$150,000
770310	Shady Land	7 to 8	1960s	9000	\$145,000
773610	Shepard Heights Add.	5 to 8	1942-2006	7000-13000	\$135-140,000
778800	Sierra Glen	8	1970s	10-13000	\$150,000
778840	Sierra Heights Add	7	1950s	8000-9000	\$135,000
778900	Sierra Heights Div #2	7	1950's	8000-10000	\$135,000
778920	Sierra Heights Div #3	7	1959	9000-19000	\$135,000
779100	Sierra Terrace Div #1	7	1979, 2000	6000-8000	\$150,000
780900	Skyland Heights #1	7	1950s	7000-11000	\$140,000
780920	Skyland Heights #2	7	1950s	12-13000	\$140,000
802620	Stollenmeyer Add	7	1969	7000-8000	\$145,000
802955	Stone Castle	7	2001	4000-5000	\$155,000
802974	Stone Lane	7	2002	4000	\$140,000
802977	Stone Ridge	9 to 10	2006	4000-7000	\$190-195,000
803540	Stonegate	9	1997	14-22000	\$200,000
804405	Stratford Heights	8	1996	4000-7000	\$160,000
804410	Stratford Place	8	1994	7000	\$155,000
806290	Studebakers Add	7	1960s	6000-8000	\$135,000
807420	Suburban Heights Add	7	1957	7-10000	\$138,000
807440	Suburban Heights #2	7 to 8	1958	8000	\$140,000
807900	Summerwind Div 1	8	1987	7000-8000	\$165,000
807901	Summerwind Div 2	8	1989	7000-8000	\$165,000
807902	Summerwind Div 3	8	1990	7000-9000	\$165,000
807903	Summerwind Div 4	8	1990s	7000-11000	\$165,000
807904	Summerwind Div 5	8	1990s	7000-11000	\$165,000
807905	Summerwind Div 6	8	1994	8000-10000	\$165,000
813210	Sunset Hills	8	1990s	7000-11000	\$155,000
815582	Swan Meadow	7	1990s	7000	\$155,000
815583	Swan Meadow 2	7	1990s	7000	\$155,000
880540	Union Circle	6	1981	7000	\$135,000
880910	Union Place	7	1991	7000	\$140,000
880920	Union Ridge	7	2002	4000-6000	\$145,000
884800	Urch Subdivision	7	1969	7000-9000	\$145,000
889800	Vickis Park Add	6	1969	8000-9000	\$130,000
893650	View Terrace Add	7	1960s	7000-9000	\$145,000
894475	Village on Union	7	1997	4000	\$105-125,000
894850	Vista Heights Add.	7	1950-60s	7000-9000	\$138,000
917280	Warren's Add	7	1994	7000	\$150,000

Area 85
2010

Major	Plat Name	Grade	Yr Built	Lot Size	2011 Base Land Value
920250	Weatheredwood II	7	1980s	7000	\$145,000
922590	Weeds View Trs	6 to 7	1940s	10000	\$138,000
929086	Westchester Kennydale	8	2005	4000-6000	\$165,000
929200	Western Hills Add	7 to 8	1970s	10-16000	\$150,000
932012	Westview	7	1996	4000	\$150,000
934760	Whispering Pine Lane	9	2000	4000-5000	\$155,000
947620	Windsor Hills Add. To Renton	6	1940s	6000-8000	\$140,000
947670	Windsor Hills Add. Correction	6	1940s	7-11000	\$140,000
947750	Windstar	8	1980s	8-10000	\$150,000
947755	Windstone Div II	10	2008	10-13000	\$200,000
951099	Woodbrier	7	2003	3000	\$120-125,000
952640	Woodland Terrace Add	7	1960s	7000-8000	\$145,000
983890	Young Add	7	1990s	9000	\$145,000

Platted lots larger or smaller in size than typical for the plat may be adjusted up or down from 1% to 5% if utility or value of the lot is impacted.

Those plats not listed above were valued using the land schedule for unplatted land.

Area 85 Land Adjustments

Views	Additive to Base Land		
	<u>Fair</u>	<u>Average</u>	<u>Good</u>
Territorial		+ \$10,000	+ \$15,000
Lake Washington	+ \$15,000	+ \$25,000	+ \$40,000
Seattle		+ \$5,000	
Olympics		+ \$5,000	
Mt Rainier		+ \$5,000	

Greenbelt/Open Space tracts	+\$5,000 to +\$10,000		
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Traffic	Reduction to Base Land	
<u>Moderate</u>	<u>Direct Access</u> -\$5,000 or -\$10,000	<u>Borders on side</u> -\$3,000 or -\$7,000
<u>High</u>	<u>Direct Access</u> -\$15,000	<u>Borders on side</u> -\$12,000
<u>Extreme</u>	-\$20,000 to -\$25,000	

Topography	-5% to -70%
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Power lines	-\$8,000 to -\$10,000
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Non-Perc/Non-Buildable	-75%
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Note: When multiple adjustments occur, the sum of the percentage adjustments are first applied, then the sum of the dollar amount adjustments are applied. Note: the dollar adjustments are cumulative.

Calculation Samples:

1) A 43,560 SF (1 acre) unplatted lot is calculated at \$195,000 per the land schedule, +/- any other land adjustments. If this parcel had 5% taken off for topography and was situated on a street with moderate traffic, (-\$5,000 per schedule), the adjusted value would be as follows:

$$\$195,000 * .95 = \$185,250 - \$5,000 = \$180,250 \text{ (truncated to the lower \$1,000)} = \$180,000.$$

2) A site in a plat with the base land value of \$150,000 with a good territorial view and a good Lake Washington view:

$$\$150,000 + \$15,000 + \$40,000 = \$205,000.$$

Vacant Sales Used In This Physical Inspection Analysis
Area 85

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
85-1	042305	9400	08/09	\$100,000	5,001	N	N
85-1	947755	0070	02/08	\$280,000	13,190	N	N
85-2	092305	9107	02/08	\$216,000	5,029	N	N
85-2	947620	0566	05/09	\$165,000	8,113	N	N
32-4	344950	0055	09/08	\$71,000	10,133	N	N
32-5	146340	0023	10/08	\$255,000	49,658	N	N
32-6	722970	0155	04/09	\$30,250	18,722	N	N
32-6	722980	0255	08/08	\$100,000	22,671	N	N
32-7	182306	9002	05/09	\$120,000	92,782	N	N
32-7	182306	9015	11/08	\$380,000	359,370	N	N
32-7	182306	9260	02/09	\$140,000	83,300	N	N
32-7	379380	0050	04/09	\$27,000	12,915	N	N
32-7	509550	0370	08/08	\$70,400	22,100	N	N
32-7	509560	0150	07/08	\$15,000	15,040	N	N
66-3	012305	9023	02/09	\$110,000	218,235	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 85

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	042305	9090	07/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINAN. INST. RESALE
1	334210	3511	12/08	\$420,000	NO MARKET EXPOSURE; GOVT AGENCY; MULTI-PARCEL SALE
1	334510	0320	12/09	\$8,009	GOVERNMENT AGENCY
1	344950	0055	09/08	\$71,000	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
1	516970	0140	02/08	\$87,400	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	092305	9230	05/08	\$320,000	TEAR DOWN; SEG-MERGE; ESTATE ADMIN, GUARD., OR EXEC.
2	947620	0710	06/09	\$100,000	NO MARKET EXPOSURE; IMP. CHAR. CHANGED SINCE SALE

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/10. All short sales and foreclosure sales were reviewed; some were determined to be good market indicators, and utilized in the model-building process. Others were coded as non-market transactions and therefore removed from the analysis.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values such as age, grade, condition, stories, living area, building cost, land issues and neighborhoods. Characteristics that indicated possible adjustments were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A wide variety of charts, graphs, reports, and statistical diagnostics were analyzed to determine which specific variables would be included in the final valuation model. These tools revealed that variables integral for the model for Area 85 to be Base Land Value, Building RCNLD, Low Grade, a Subarea and three Plat Majors. These plats include: Ardmore II - Major 025950, a development of newer Grade 9 homes; Liberty Ridge - Majors 430730-430735, a large development of Grade 7 homes, and Windstone. Windstone is a plat comprised of predominately Grade 9 & 10 homes and include several majors: Majors 802977, 947755, and nine tax lots which include 032305-9269, 032305-9270, 032305-9274, 032305-9323, 032305-9324, 032305-9325, 032305-9326, 032305-9327 & 032305-9328. Through this process a single multiplicative model was developed for this area using market sales data adjusted to 1/1/10.

Mobile homes were also considered as exception parcels. There was only 1 mobile home sale in Area 85. Mobile homes were valued using the “Marshall Swift/Boeckh” 2010 Mobile-Manufactured Housing Cost guide adjusted with regional multipliers. There were a total of 30 properties with mobile homes in Area 85, with 29 of these serving as the main residence.

Properties with multiple houses were valued by calculated EMV of land and building #1 and then adding the RCNLD * .925 for any additional buildings.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model For Area 85

Formula:

<u>Variable</u>	<u>Coefficient</u>
Intercept	1.525475
+If Subarea 2 then LN(10)	* -0.0246374
+If Grade < 7 then LN(10)	* 0.03483659
+If Windstone then LN(10)	* 0.06583682
+If Major 025950 then LN(10)	* -0.07750242
+If Majors 430730-430735 then LN(10)	* -0.02684938
+LN(BaseLand/1000)	* 0.3819692
+LN(BldgRCNLD/1000)	* 0.4601361
+(Accessory RCNLD/1000)	
	= Total

Then $\text{EXP}(\text{Total}) * 1000 * 0.925^{**} = \text{EMV}$
Then Truncate EMV to the lower thousand

EMV	=	Total Value
Land Value	=	Base Land Value
Improvement Value	=	EMV – Base Land Value

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

**See Assessor's Letter page 53.

Supplemental Valuation Adjustments

*Grade 6 homes – Total EMV * .96*

Traditional Duplex built prior to 1970 - EMV x .85

*Multiple Buildings – Base Land + (EMV of Bldg #1) + (RCNLD * .925 Bldg #2 +/-or #3 if applicable)*

Plat Adjustments

Major 723610 - Total EMV * .95
Major 723630 - Total EMV * .95
Major 723650 - Total EMV * .95
Major 807420 - Total EMV * .95
Major 807440 - Total EMV * .95
Major 559290 – Total EMV * 1.05

For Homes built prior to 1930

Homes in Fair Condition: (RCN * .30) + Base Land
Homes in Average Condition: (RCN * .40) + Base Land
Homes in Good Condition: (RCN * .50) + Base Land
Homes in Very Good Condition: (RCN * .60) + Base Land

Of the improved parcels in the population (see Executive Summary Report on page 4), 2,278 parcels increased in value. They were comprised of 42 single family residences on commercially zoned land and 2,236 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 179 parcels increased in value. (Tax exempt parcels were excluded from the number of parcels increased.)

*See Assessor's letter page 53

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Area 85 Sales price changes (relative to 1/1/2010 valuation date)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	1.174	17.4%
2/1/2008	1.166	16.6%
3/1/2008	1.160	16.0%
4/1/2008	1.152	15.2%
5/1/2008	1.145	14.5%
6/1/2008	1.138	13.8%
7/1/2008	1.131	13.1%
8/1/2008	1.123	12.3%
9/1/2008	1.116	11.6%
10/1/2008	1.109	10.9%
11/1/2008	1.101	10.1%
12/1/2008	1.094	9.4%
1/1/2009	1.087	8.7%
2/1/2009	1.079	7.9%
3/1/2009	1.073	7.3%
4/1/2009	1.065	6.5%
5/1/2009	1.058	5.8%
6/1/2009	1.051	5.1%
7/1/2009	1.044	4.4%
8/1/2009	1.036	3.6%
9/1/2009	1.029	2.9%
10/1/2009	1.022	2.2%
11/1/2009	1.015	1.5%
12/1/2009	1.007	0.7%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	1.152	\$605,000
Sale 2	\$475,000	10/1/2009	1.022	\$485,000
Sale 3	\$515,000	7/1/2009	1.044	\$538,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 85 is $= (1.525475 - 0.0003627479 * \text{SaleDay}) / 1.525475$
SaleDay = SaleDate - 40179

Improved Sales Used In This Physical Inspection Analysis
Area 85

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	334390	1640	09/08	\$200,000	\$168,000	640	4	1943	2	17640	N	N	1624 ABERDEEN AVE NE
1	722780	1700	04/09	\$275,000	\$251,000	1460	5	1943	4	15800	N	N	2811 NE 13TH ST
1	722780	1380	12/09	\$300,000	\$298,000	1750	5	1943	3	14337	N	N	1139 GLENNWOOD AVE NE
1	722780	1665	07/08	\$358,560	\$297,000	1750	5	1943	3	13500	N	N	1156 GLENNWOOD AVE NE
1	042305	9289	08/09	\$225,500	\$214,000	880	6	1948	3	14111	N	N	1609 UNION AVE NE
1	042800	0020	06/09	\$233,000	\$218,000	960	6	1959	4	12200	N	N	3606 NE 23RD CT
1	042800	0080	03/08	\$260,000	\$204,000	1000	6	1959	3	9251	N	N	10227 128TH AVE SE
1	334390	1644	06/08	\$293,000	\$238,000	1010	6	1943	4	7684	N	N	1708 ABERDEEN AVE NE
1	334390	2004	06/08	\$250,000	\$205,000	1010	6	1943	4	5581	N	N	2409 ABERDEEN AVE NE
1	183950	0050	06/08	\$309,000	\$252,000	1130	6	1946	4	7891	N	N	1508 KENNEWICK AVE NE
1	032305	9224	06/09	\$336,888	\$313,000	1270	6	1957	4	13323	N	N	2411 NILE AVE NE
1	042305	9073	11/09	\$230,000	\$227,000	1310	6	1937	4	5960	N	N	2525 NE 22ND ST
1	042305	9077	03/08	\$550,000	\$435,000	1880	6	1922	3	48787	N	N	2001 UNION AVE NE
1	778900	0220	07/09	\$243,000	\$228,000	940	7	1958	3	8401	N	N	3900 NE 21ST ST
1	034570	0040	09/08	\$294,000	\$248,000	1010	7	1981	4	7338	N	N	2303 BLAINE AVE NE
1	779100	0120	01/08	\$258,000	\$198,000	1040	7	1979	3	7719	N	N	1703 SHELTON AVE NE
1	334390	1923	02/08	\$285,000	\$222,000	1050	7	1958	3	7320	N	N	2006 NE 20TH ST
1	334390	1189	08/08	\$356,300	\$296,000	1080	7	1958	5	7104	N	N	1508 BLAINE AVE NE
1	334390	1335	05/09	\$310,000	\$286,000	1090	7	1985	3	9261	N	N	2201 NE 27TH ST
1	778920	0015	07/09	\$290,000	\$273,000	1090	7	1959	4	9370	N	N	10426 126TH AVE SE
1	334390	1928	09/09	\$269,000	\$260,000	1100	7	1962	4	9188	N	N	2009 ABERDEEN AVE NE
1	334390	1804	05/09	\$278,000	\$256,000	1120	7	1949	5	9054	N	N	2007 NE 15TH ST
1	778920	0040	10/09	\$245,000	\$238,000	1120	7	1959	4	9957	N	N	10411 126TH AVE SE
1	382350	0040	07/09	\$383,000	\$361,000	1140	7	1976	4	7722	N	N	2605 CAMAS AVE NE
1	802955	0130	08/08	\$388,000	\$324,000	1140	7	2002	3	4501	N	N	2212 KENNEWICK PL NE
1	004950	0160	05/08	\$325,775	\$262,000	1150	7	1961	4	7984	N	N	2518 WHITMAN CT NE
1	523000	0110	06/09	\$319,950	\$298,000	1150	7	1969	3	15048	N	N	10238 147TH AVE SE
1	932012	0110	05/08	\$411,000	\$331,000	1150	7	1996	3	4502	N	N	1173 MONTEREY AVE NE

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	133270	0050	02/08	\$378,000	\$296,000	1160	7	1979	4	1968	N	N	2950 KENNEWICK PL NE
1	133270	0160	06/08	\$395,000	\$322,000	1160	7	1979	4	1968	N	N	2928 KENNEWICK PL NE
1	278770	0680	06/09	\$348,000	\$324,000	1160	7	1968	4	8094	N	N	4401 NE 19TH ST
1	278770	0070	09/08	\$357,000	\$299,000	1180	7	1968	5	7210	N	N	4213 NE 17TH ST
1	278770	0130	03/08	\$348,000	\$275,000	1180	7	1968	4	7560	N	N	4339 NE 17TH ST
1	278772	0320	10/08	\$340,000	\$290,000	1180	7	1977	3	7466	N	N	4333 NE 22ND CT
1	334390	1364	05/09	\$310,000	\$285,000	1180	7	1967	4	8800	N	N	2132 NE 27TH ST
1	133270	0170	07/08	\$400,000	\$331,000	1190	7	1979	4	2728	N	N	2926 KENNEWICK PL NE
1	133270	0220	02/08	\$419,950	\$327,000	1190	7	1979	4	2278	N	N	2916 KENNEWICK PL NE
1	334390	0782	07/09	\$240,000	\$225,000	1190	7	1959	4	9146	N	N	2225 NE 28TH ST
1	334390	3520	11/09	\$297,000	\$292,000	1250	7	1952	4	11503	N	N	1800 JONES AVE NE
1	109131	0180	06/09	\$255,000	\$236,000	1260	7	1943	4	8194	N	N	2002 DUVALL AVE NE
1	952640	0050	04/09	\$284,000	\$259,000	1260	7	1977	4	7610	N	N	1824 CAMAS AVE NE
1	082305	9155	07/08	\$290,000	\$240,000	1290	7	1958	4	11391	N	N	1156 ABERDEEN AVE NE
1	334390	1440	07/09	\$340,000	\$319,000	1290	7	1977	3	7876	N	N	2101 NE 27TH ST
1	334390	2228	01/08	\$359,000	\$277,000	1290	7	1969	4	7904	N	N	2010 NE 27TH ST
1	334390	1193	05/08	\$290,000	\$232,000	1300	7	1959	4	7104	N	N	1408 BLAINE AVE NE
1	606140	0220	07/08	\$349,995	\$288,000	1300	7	1969	3	9648	N	N	5208 NE 24TH ST
1	952640	0030	02/08	\$429,850	\$333,000	1300	7	1963	4	7228	N	N	1832 CAMAS AVE NE
1	334390	1522	12/09	\$272,000	\$270,000	1310	7	1962	4	7770	N	N	2216 ABERDEEN AVE NE
1	722780	1831	06/08	\$350,000	\$284,000	1320	7	2000	3	9795	N	N	1308 HARRINGTON AVE NE
1	278772	0170	05/08	\$369,950	\$299,000	1330	7	1969	3	11733	N	N	4437 NE 23RD CT
1	917280	0120	09/08	\$310,000	\$261,000	1370	7	1994	3	7209	N	N	2027 CAMAS AVE NE
1	064630	0180	02/08	\$385,000	\$301,000	1390	7	1960	5	7196	N	N	2403 NE 23RD ST
1	278772	0640	08/09	\$335,000	\$318,000	1390	7	1977	3	7267	N	N	2016 WHITMAN AVE NE
1	278775	0020	04/08	\$420,000	\$336,000	1410	7	1978	3	10164	N	N	4101 NE 24TH ST
1	278770	0030	01/08	\$320,000	\$247,000	1450	7	1968	3	7210	N	N	4125 NE 17TH ST
1	741940	0040	09/09	\$297,000	\$287,000	1470	7	1959	3	12670	N	N	1916 REDMOND AVE NE
1	042305	9162	03/08	\$469,999	\$369,000	1500	7	1957	3	25917	N	N	1509 UNION AVE NE
1	230920	0090	08/09	\$280,000	\$267,000	1540	7	2002	3	3041	N	N	1223 DAYTON PL NE
1	334390	1885	09/09	\$291,750	\$281,000	1550	7	1939	5	7898	N	N	1901 ABERDEEN AVE NE
1	230920	0040	10/08	\$321,000	\$272,000	1560	7	2001	3	3002	N	N	1218 DAYTON PL NE

Area 85
2010

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	230920	0060	04/08	\$305,000	\$243,000	1560	7	2001	3	3536	N	N	1204 DAYTON PL NE
1	741940	0030	02/08	\$387,500	\$303,000	1560	7	1959	4	12667	N	N	1922 REDMOND AVE NE
1	133270	0010	09/09	\$290,000	\$280,000	1610	7	1979	4	1968	N	N	2958 KENNEWICK PL NE
1	334390	2460	10/08	\$340,000	\$288,000	1640	7	1962	4	7918	N	N	1916 NE 16TH ST
1	334450	0088	05/09	\$307,500	\$283,000	1660	7	1996	3	4701	Y	N	1521 JONES AVE NE
1	606140	0180	03/08	\$386,000	\$304,000	1680	7	1974	3	16117	N	N	14326 SE 100TH PL
1	880920	0050	06/08	\$412,500	\$335,000	1760	7	2002	3	7955	N	N	2582 UNION AVE NE
1	278772	0150	11/09	\$255,000	\$250,000	1770	7	1969	4	9131	N	N	4428 NE 23RD CT
1	329545	0080	05/09	\$384,000	\$352,000	1780	7	2000	3	5064	N	N	1621 MONROE AVE NE
1	109130	0020	07/09	\$330,000	\$312,000	1810	7	2001	3	6195	N	N	4709 NE 18TH ST
1	109130	0060	07/09	\$365,000	\$330,000	1810	7	2001	3	6580	N	N	4809 NE 18TH ST
1	109130	0060	04/08	\$415,000	\$330,000	1810	7	2001	3	6580	N	N	4809 NE 18TH ST
1	042305	9349	08/08	\$360,000	\$299,000	1838	7	1997	3	4586	N	N	4004 NE 19TH ST
1	334390	2181	05/08	\$462,500	\$372,000	1880	7	1923	5	9900	N	N	2702 JONES AVE NE
1	329545	0110	02/08	\$365,000	\$284,000	1950	7	2000	3	4598	N	N	1603 MONROE AVE NE
1	188764	0260	03/08	\$395,000	\$311,000	2030	7	2002	3	4916	N	N	2003 QUEEN AVE NE
1	188764	0010	07/08	\$390,000	\$322,000	2035	7	2002	3	5381	N	N	2015 REDMOND AVE NE
1	188764	0060	10/08	\$358,000	\$306,000	2035	7	2001	3	4988	N	N	1923 REDMOND AVE NE
1	278770	0630	03/09	\$366,950	\$330,000	2100	7	1969	5	7355	N	N	1752 WHITMAN AVE NE
1	802955	0140	06/09	\$400,000	\$372,000	2300	7	2001	3	7105	N	N	2206 KENNEWICK PL NE
1	722780	0215	03/08	\$385,000	\$303,000	2330	7	1961	3	7982	N	N	3102 NE 15TH PL
1	334390	0127	03/09	\$407,000	\$366,000	2580	7	2008	3	5476	N	N	2211 EDMONDS AVE NE
1	334390	0125	10/09	\$480,000	\$466,000	3220	7	2009	3	6683	N	N	2414 NE 22ND ST
1	535820	0060	07/08	\$329,000	\$270,000	1300	8	1963	4	8072	N	N	2625 NE 18TH ST
1	723090	0050	07/08	\$380,500	\$314,000	1350	8	1979	3	8190	N	N	1421 DAYTON CT NE
1	929200	0200	02/09	\$340,000	\$301,000	1360	8	1976	4	9631	N	N	12512 SE 96TH PL
1	807901	0600	10/09	\$390,000	\$380,000	1420	8	1988	3	10047	N	N	2061 HOQUIAM CT NE
1	334390	3563	08/08	\$499,950	\$416,000	1450	8	1995	3	17888	N	N	2010 JONES AVE NE
1	723090	0100	05/09	\$375,000	\$344,000	1590	8	1979	4	11454	N	N	1408 DAYTON CT NE
1	183950	0140	03/09	\$339,950	\$307,000	1700	8	1965	4	8108	Y	N	1402 LINCOLN AVE NE
1	662590	0070	05/08	\$396,000	\$318,000	1700	8	1976	3	11000	N	N	12104 SE 96TH PL
1	662591	0100	06/09	\$369,000	\$343,000	1700	8	1979	3	11100	N	N	9616 123RD AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	395650	0080	12/08	\$430,000	\$374,000	1800	8	1996	3	6509	N	N	2008 NE 28TH PL
1	032305	9271	01/09	\$540,000	\$474,000	1840	8	1992	3	37953	N	N	4140 NE 25TH PL
1	807904	0140	04/09	\$379,950	\$345,000	1860	8	1994	3	11122	N	N	1601 HOQUIAM PL NE
1	334390	1648	03/09	\$325,000	\$293,000	1890	8	1999	3	6390	N	N	2121 NE 17TH PL
1	334510	0003	03/08	\$435,000	\$343,000	1900	8	1993	3	9138	N	N	2811 DAYTON AVE NE
1	334390	1402	02/09	\$360,000	\$321,000	1930	8	1999	3	4888	N	N	2112 NE 27TH ST
1	807900	0430	03/08	\$456,000	\$358,000	1940	8	1987	3	7208	N	N	4928 NE 23RD ST
1	559205	0080	01/08	\$420,000	\$325,000	1950	8	2000	3	4947	N	N	1315 MONTEREY AVE NE
1	807904	0730	08/08	\$459,000	\$384,000	1990	8	1993	3	7226	N	N	5006 NE 18TH CT
1	813210	0270	02/08	\$474,500	\$368,000	2020	8	1995	3	7222	N	N	2421 KENNEWICK AVE NE
1	334390	1406	12/09	\$430,000	\$428,000	2030	8	2000	3	4920	N	N	2120 NE 27TH ST
1	947750	0060	12/09	\$396,950	\$396,000	2060	8	1980	3	13501	N	N	2210 VASHON CT NE
1	807905	0020	10/09	\$400,450	\$388,000	2130	8	1994	3	10238	N	N	2008 HOQUIAM AVE NE
1	807901	0310	02/08	\$449,900	\$352,000	2180	8	1989	3	7203	N	N	5053 NE 23RD ST
1	807903	0210	10/08	\$430,000	\$367,000	2250	8	1992	3	7206	N	N	1914 FIELD AVE NE
1	334390	1687	06/09	\$344,950	\$322,000	2260	8	2002	3	5358	N	N	1490 ABERDEEN AVE NE
1	807901	0170	05/08	\$487,500	\$391,000	2260	8	1989	3	9564	N	N	5124 NE 23RD ST
1	807901	0200	09/09	\$431,700	\$414,000	2260	8	1989	3	7274	N	N	5110 NE 23RD ST
1	662590	0020	03/08	\$515,000	\$406,000	2300	8	2003	3	11200	N	N	9617 122ND AVE SE
1	723090	0179	04/08	\$474,950	\$377,000	2300	8	2008	3	5470	N	N	2425 NE 16TH ST
1	344920	0030	03/08	\$450,000	\$355,000	2330	8	2001	3	4516	N	N	2627 NE 25TH ST
1	662591	0160	10/08	\$320,000	\$273,000	2350	8	1977	3	11649	N	N	12214 SE 96TH PL
1	807902	0030	11/09	\$399,500	\$391,000	2350	8	1990	3	7347	N	N	5116 NE 19TH ST
1	559220	0010	02/08	\$499,500	\$388,000	2380	8	2008	3	5269	N	N	2006 NE 16TH ST
1	104130	0210	02/09	\$428,000	\$382,000	2400	8	1991	3	9415	N	N	4508 NE 21ST PL
1	032305	9065	05/09	\$432,000	\$398,000	2418	8	1999	3	10247	N	N	1614 HOQUIAM PL NE
1	807903	0460	01/09	\$445,000	\$393,000	2420	8	1990	3	7220	N	N	1609 FIELD AVE NE
1	929086	0340	08/09	\$399,000	\$380,000	2440	8	2005	3	5734	N	N	2019 LINCOLN PL NE
1	807904	0510	10/09	\$430,000	\$420,000	2450	8	1991	3	7737	N	N	5108 NE 18TH CT
1	807903	0300	07/08	\$375,000	\$309,000	2500	8	1992	3	8321	N	N	4904 NE 19TH CT
1	804405	0080	08/08	\$440,000	\$367,000	2560	8	1996	3	8507	N	N	1923 SHELTON CT NE
1	344920	0140	03/08	\$467,500	\$369,000	2590	8	2001	3	5107	N	N	2446 NE 25TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	807903	0260	04/09	\$463,000	\$422,000	2600	8	1991	3	7949	N	N	5113 NE 20TH ST
1	807902	0040	07/08	\$465,000	\$382,000	2610	8	1990	3	7724	N	N	5112 NE 19TH ST
1	042305	9401	10/09	\$409,950	\$398,000	2630	8	2009	3	5116	N	N	2130 HARRINGTON PL NE
1	807902	0140	07/08	\$496,000	\$410,000	2640	8	1990	3	9043	N	N	1806 HOQUIAM PL NE
1	807904	0380	08/09	\$430,000	\$409,000	2660	8	1992	3	10653	N	N	1710 ILWACO AVE NE
1	334390	1222	10/09	\$441,000	\$427,000	2700	8	2005	3	5062	N	N	1609 BLAINE AVE NE
1	229650	0004	01/09	\$486,750	\$427,000	2710	8	2003	3	5688	N	N	2729 JONES AVE NE
1	334390	0201	01/08	\$655,000	\$508,000	2770	8	2007	3	8178	N	N	2425 NE 20TH ST
1	334390	0214	10/08	\$510,000	\$432,000	2770	8	2007	3	6714	N	N	2421 NE 20TH ST
1	807904	0340	04/09	\$440,000	\$402,000	2810	8	1992	3	8153	N	N	5211 NE 16TH ST
1	334390	0981	04/09	\$435,000	\$396,000	2860	8	2009	3	5034	N	N	1820 CAMAS AVE NE
1	606140	0080	09/08	\$475,000	\$400,000	2970	8	2008	3	9600	N	N	2320 GRAHAM AVE NE
1	807904	0160	01/08	\$510,200	\$393,000	2970	8	1992	3	7689	N	N	5113 NE 17TH ST
1	224980	0060	05/08	\$449,000	\$361,000	1480	9	1988	3	11391	N	N	1911 NE 29TH CT
1	802977	0330	05/08	\$799,880	\$647,000	1850	9	2007	3	7040	N	N	1710 KITSAP PL NE
1	334390	1320	10/08	\$475,000	\$403,000	1950	9	1990	3	9312	N	N	2115 NE 27TH ST
1	802977	0310	10/08	\$723,000	\$617,000	2260	9	2007	3	8150	N	N	1708 KITSAP PL NE
1	344982	0030	05/08	\$535,000	\$433,000	2410	9	1998	3	6470	N	N	3420 NE 23RD PL
1	224980	0010	10/09	\$435,000	\$421,000	2420	9	1988	3	11021	N	N	1834 NE 29TH CT
1	344980	0040	04/08	\$539,900	\$431,000	2490	9	1996	3	10700	N	N	3214 NE 26TH CT
1	334390	1613	05/08	\$520,000	\$419,000	2660	9	2008	3	7350	N	N	2108 NE 18TH ST
1	334390	1602	06/08	\$520,000	\$422,000	2690	9	2007	3	8752	N	N	1802 ABERDEEN AVE NE
1	516970	0157	04/08	\$532,000	\$424,000	2750	9	2006	3	6179	N	N	4509 NE 18TH CIR
1	042305	9385	06/09	\$420,000	\$389,000	2770	9	2006	3	5570	N	N	1822 QUEEN PL NE
1	731200	0160	04/09	\$445,000	\$406,000	2840	9	1990	3	7341	N	N	4514 NE 25TH CT
1	025950	0290	04/08	\$500,000	\$398,000	2890	9	2007	3	5826	N	N	2501 NE 21ST ST
1	344982	0250	06/09	\$475,000	\$442,000	2970	9	1999	3	11361	N	N	2107 NEWPORT CT NE
1	025950	0180	02/08	\$599,800	\$470,000	2980	9	2007	3	5276	N	N	2017 GLENNWOOD AVE NE
1	025950	0010	11/08	\$440,000	\$378,000	3040	9	2007	3	5273	N	N	2500 NE 21ST ST
1	025950	0090	06/08	\$478,000	\$388,000	3040	9	2007	3	5076	N	N	2622 NE 21ST ST
1	025950	0220	04/08	\$499,000	\$396,000	3040	9	2007	3	4526	N	N	2026 FERNDAL AVE NE
1	803540	0020	03/08	\$780,000	\$616,000	3060	9	1997	3	15000	N	N	5602 NE 26TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1	803540	0060	06/08	\$740,000	\$602,000	3060	9	1997	3	21853	N	N	2401 LYONS AVE NE
1	025950	0210	03/08	\$509,900	\$400,000	3140	9	2007	3	7288	N	N	2032 FERNDAL AVE NE
1	025950	0030	04/08	\$497,000	\$397,000	3190	9	2007	3	4500	N	N	2512 NE 21ST ST
1	025950	0070	04/08	\$494,900	\$393,000	3190	9	2007	3	4500	N	N	2610 NE 21ST ST
1	025950	0110	07/08	\$475,000	\$392,000	3190	9	2007	3	5551	N	N	2708 NE 21ST ST
1	025950	0140	05/08	\$524,000	\$421,000	3190	9	2007	3	4665	N	N	2024 GLENNWOOD AVE NE
1	025950	0160	05/08	\$507,000	\$406,000	3190	9	2007	3	6905	N	N	2012 GLENNWOOD AVE NE
1	803540	0150	04/09	\$640,000	\$585,000	3190	9	1997	3	16954	N	N	5312 NE 23RD CT
1	334390	3605	09/09	\$475,000	\$456,000	3200	9	2006	3	6910	N	N	2300 JONES AVE NE
1	042305	9387	09/08	\$529,000	\$444,000	3370	9	2007	3	4850	N	N	1810 QUEEN PL NE
1	947755	0050	10/09	\$649,000	\$631,000	2940	10	2008	3	9800	N	N	1736 MOUNT BAKER AVE NE
1	947755	0020	07/09	\$820,000	\$770,000	3310	10	2008	3	11500	N	N	1731 MOUNT BAKER AVE NE
1	418720	0330	10/08	\$887,000	\$755,000	3386	10	2002	3	119570	N	N	2906 ILWACO AVE NE
1	032305	9329	11/08	\$729,950	\$629,000	3420	10	2008	3	7860	N	N	1807 KITSAP PL NE
1	947755	0010	06/09	\$800,000	\$746,000	3430	10	2008	3	11120	N	N	1725 MOUNT BAKER AVE NE
1	032305	9326	05/08	\$950,000	\$765,000	3560	10	2008	3	8070	N	N	5356 NE 16TH ST
1	947755	0030	12/09	\$740,000	\$737,000	3570	10	2008	3	11430	N	N	1737 MOUNT BAKER AVE NE
1	032305	9290	07/09	\$700,000	\$659,000	3620	10	1998	3	15000	N	N	10419 145TH PL SE
1	032305	9325	02/09	\$799,950	\$711,000	3750	10	2008	3	8070	N	N	5362 NE 16TH ST
1	032305	9330	04/08	\$867,400	\$688,000	3770	10	2008	3	8570	N	N	1804 KITSAP PL NE
1	802977	0030	04/08	\$820,000	\$650,000	3860	10	2008	3	5040	N	N	1706 MOUNT BAKER AVE NE
1	032305	9331	04/09	\$775,000	\$708,000	3970	10	2008	3	8400	N	N	1810 KITSAP PL NE
1	947755	0070	08/08	\$1,075,000	\$897,000	4340	10	2008	3	13190	N	N	1724 MOUNT BAKER AVE NE
1	032305	9327	06/08	\$1,024,950	\$838,000	4370	10	2008	3	10860	N	N	5350 NE 16TH ST
2	041800	0200	06/08	\$250,000	\$203,000	600	5	1952	5	5200	N	N	3312 NE 6TH PL
2	041800	0035	01/08	\$228,000	\$176,000	660	5	1952	4	5115	N	N	671 PIERCE CT NE
2	041800	0290	09/08	\$205,000	\$172,000	670	5	1952	3	5200	N	N	3313 NE 6TH PL
2	801110	0105	01/08	\$290,000	\$224,000	690	5	1952	5	14320	N	N	3409 NE 7TH ST
2	041800	0390	01/09	\$179,950	\$159,000	700	5	1952	4	5200	N	N	3531 NE 6TH PL
2	042100	0185	03/09	\$195,000	\$176,000	700	5	1953	5	4700	N	N	751 REDMOND AVE NE
2	042100	0215	09/08	\$200,000	\$168,000	700	5	1953	3	5100	N	N	764 REDMOND AVE NE
2	042200	0055	07/08	\$257,000	\$211,000	700	5	1954	4	6840	N	N	822 QUEEN AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	722750	0345	01/09	\$190,000	\$168,000	720	5	1942	4	5380	N	N	2204 NE 9TH ST
2	722750	1295	10/09	\$250,000	\$244,000	720	5	1942	5	6042	Y	N	2101 NE 6TH PL
2	722750	2280	10/09	\$165,000	\$160,000	720	5	1942	4	6596	N	N	2506 NE 6TH PL
2	722750	2490	04/08	\$270,000	\$215,000	720	5	1942	4	5475	N	N	605 CAMAS AVE NE
2	041800	0145	04/08	\$235,000	\$188,000	740	5	1952	4	5200	N	N	3413 NE 7TH PL
2	722750	1620	08/08	\$263,597	\$219,000	750	5	1942	4	5560	N	N	2412 NE 6TH PL
2	042300	0135	05/08	\$250,000	\$201,000	800	5	1954	4	5952	N	N	810 OLYMPIA AVE NE
2	722750	0960	06/09	\$150,000	\$139,000	840	5	1942	4	4941	N	N	854 CAMAS AVE NE
2	722750	0900	06/08	\$270,000	\$220,000	860	5	1942	4	4739	N	N	759 DAYTON AVE NE
2	722750	1395	12/09	\$198,000	\$196,000	900	5	1942	4	4872	N	N	2207 NE 7TH ST
2	722750	2380	10/09	\$226,900	\$220,000	920	5	1942	4	4969	N	N	612 CAMAS AVE NE
2	722750	2295	02/09	\$239,950	\$214,000	930	5	1942	4	5786	N	N	686 CAMAS AVE NE
2	206750	0030	09/09	\$207,500	\$200,000	990	5	1941	4	5166	N	N	2309 NE 10TH PL
2	722750	1465	04/09	\$220,000	\$201,000	1090	5	1942	4	5185	Y	N	2308 NE 6TH PL
2	722750	1935	10/08	\$294,950	\$252,000	1120	5	1942	4	6720	N	N	2700 NE 6TH PL
2	722750	1195	04/09	\$200,000	\$182,000	1140	5	1942	3	4754	N	N	2213 NE 8TH ST
2	722750	1185	04/09	\$215,000	\$196,000	1200	5	1942	4	4744	N	N	2205 NE 8TH ST
2	722750	1190	07/09	\$195,000	\$184,000	1220	5	1942	4	5038	N	N	2209 NE 8TH ST
2	722750	2315	11/08	\$243,000	\$209,000	1280	5	1942	5	6000	N	N	679 DAYTON AVE NE
2	042500	0180	05/08	\$338,000	\$272,000	1320	5	1956	5	5643	N	N	3509 NE 10TH ST
2	722750	2125	05/08	\$344,950	\$279,000	1330	5	1942	4	6230	Y	N	2609 NE 6TH PL
2	042300	0080	03/08	\$290,000	\$228,000	1440	5	1954	3	6104	N	N	817 QUEEN AVE NE
2	722780	0930	09/08	\$355,000	\$299,000	1510	5	1943	4	5674	N	N	2804 NE 7TH ST
2	947620	0250	02/08	\$259,950	\$203,000	790	6	1942	4	6120	N	N	513 BRONSON WAY NE
2	947620	0480	05/08	\$282,000	\$226,000	810	6	1943	4	8450	Y	N	426 WINDSOR WAY NE
2	947620	0445	06/09	\$229,800	\$215,000	820	6	1943	4	8447	Y	N	360 BRONSON WAY NE
2	042400	0130	04/08	\$250,000	\$200,000	870	6	1954	5	5820	N	N	3319 NE 9TH ST
2	042400	0140	07/08	\$259,000	\$214,000	870	6	1954	4	6000	N	N	3307 NE 9TH ST
2	947620	0585	10/09	\$269,000	\$262,000	950	6	1944	4	8053	Y	N	510 WINDSOR PL NE
2	042500	0215	03/09	\$229,888	\$207,000	960	6	1956	5	5700	N	N	3524 NE 9TH ST
2	947620	0590	08/09	\$266,000	\$252,000	960	6	1944	3	7864	Y	N	508 WINDSOR PL NE
2	042520	0015	03/08	\$290,000	\$229,000	1020	6	1959	4	5702	N	N	3725 NE 10TH ST

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2	042300	0105	11/09	\$205,000	\$201,000	1030	6	1954	5	6500	N	N	867 QUEEN AVE NE
2	947620	0300	05/08	\$291,900	\$235,000	1090	6	2002	3	6910	N	N	506 BRONSON PL NE
2	947620	0720	06/08	\$315,000	\$257,000	1110	6	1943	4	11478	N	N	349 BRONSON WAY NE
2	947620	0220	06/08	\$298,800	\$244,000	1200	6	1943	5	9400	Y	N	459 BRONSON WAY NE
2	947620	0276	03/08	\$320,000	\$253,000	1240	6	1943	5	9600	N	N	514 BRONSON PL NE
2	092305	9229	12/09	\$245,000	\$244,000	1250	6	1971	4	6969	N	N	3631 NE 10TH CT
2	042450	0060	10/09	\$205,000	\$199,000	1260	6	1955	5	6500	N	N	3424 NE 8TH ST
2	042520	0125	02/09	\$325,000	\$291,000	1300	6	1958	4	5460	N	N	863 REDMOND AVE NE
2	042100	0560	10/09	\$249,950	\$244,000	1320	6	1967	5	5200	N	N	605 UNION AVE NE
2	947620	0665	08/09	\$264,000	\$251,000	1320	6	1942	5	7032	N	N	553 BRONSON PL NE
2	807420	0030	09/09	\$205,000	\$198,000	920	7	1958	4	7560	N	N	601 JEFFERSON AVE NE
2	042540	0195	12/09	\$238,500	\$236,000	950	7	1959	4	6132	N	N	3414 NE 10TH PL
2	042540	0100	09/09	\$234,995	\$226,000	970	7	1958	4	6132	N	N	3318 NE 11TH ST
2	106570	0020	08/08	\$290,000	\$242,000	970	7	1980	4	7811	N	N	1110 PIERCE AVE NE
2	106570	0040	08/08	\$295,000	\$246,000	970	7	1980	4	11300	N	N	3602 NE 11TH CT
2	298740	0045	10/08	\$270,000	\$230,000	1000	7	1959	5	5440	N	N	3718 NE 10TH LN
2	285480	0235	06/09	\$252,350	\$235,000	1030	7	1959	4	8510	N	N	1041 LYNNWOOD AVE NE
2	806290	0010	09/08	\$280,000	\$236,000	1030	7	1966	4	6300	N	N	1155 PIERCE AVE NE
2	329180	0460	02/08	\$314,950	\$246,000	1040	7	1980	3	7920	N	N	466 FERNDAL AVE NE
2	042550	0050	01/08	\$304,900	\$235,000	1070	7	1961	4	6300	N	N	3506 NE 10TH PL
2	042550	0201	12/09	\$260,000	\$258,000	1100	7	1961	4	5376	N	N	1019 PIERCE CT NE
2	722750	1140	10/08	\$317,000	\$270,000	1100	7	2003	3	4239	N	N	2310 NE 8TH ST
2	807420	0165	12/08	\$270,800	\$236,000	1140	7	1957	4	7650	N	N	583 KIRKLAND AVE NE
2	042540	0150	08/09	\$245,000	\$232,000	1150	7	1959	4	6132	N	N	3311 NE 11TH ST
2	091150	0075	01/08	\$289,900	\$225,000	1150	7	1958	4	9167	N	N	1317 PIERCE PL NE
2	807420	0005	02/09	\$246,000	\$219,000	1170	7	1957	4	7920	N	N	655 JEFFERSON AVE NE
2	559290	0005	12/09	\$359,000	\$356,000	1200	7	1955	3	7543	Y	N	58 MONTEREY PL NE
2	807440	0025	09/08	\$318,500	\$269,000	1200	7	1958	4	8122	N	N	911 LYNNWOOD AVE NE
2	894850	0100	03/08	\$267,000	\$209,000	1200	7	1959	3	9040	N	N	659 JEFFERSON AVE NE
2	106570	0010	11/09	\$280,000	\$275,000	1210	7	1980	4	7811	N	N	1114 PIERCE AVE NE
2	311990	0185	09/08	\$349,000	\$295,000	1240	7	1986	3	17600	Y	N	714 SUNSET BLVD NE
2	802974	0020	07/08	\$330,000	\$272,000	1270	7	2002	3	4191	N	N	509 QUEEN AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	042540	0120	07/08	\$330,000	\$272,000	1280	7	1959	4	6804	N	N	3412 NE 11TH ST
2	285480	0220	10/09	\$229,950	\$224,000	1290	7	1958	3	7524	N	N	1023 LYNNWOOD AVE NE
2	245720	0160	09/08	\$315,000	\$264,000	1320	7	1958	4	7410	N	N	2919 NE 8TH PL
2	807420	0200	11/08	\$245,000	\$210,000	1320	7	1957	3	7650	N	N	612 JEFFERSON AVE NE
2	807440	0130	03/08	\$309,000	\$243,000	1340	7	1958	4	8995	N	N	912 KIRKLAND AVE NE
2	329180	0230	07/09	\$285,000	\$269,000	1350	7	1984	3	7810	N	N	423 FERNDAL AVE NE
2	329180	0630	04/08	\$350,000	\$279,000	1350	7	1986	3	8424	N	N	455 INDEX PL NE
2	245720	0155	05/09	\$260,000	\$239,000	1360	7	1958	3	7800	N	N	2913 NE 8TH PL
2	780920	0010	10/09	\$271,000	\$265,000	1370	7	1959	4	12492	N	N	915 MONROE AVE NE
2	106150	0790	03/09	\$275,000	\$248,000	1390	7	1963	4	8025	N	N	1055 TACOMA AVE NE
2	780900	0015	06/08	\$321,500	\$263,000	1390	7	1958	4	7500	N	N	920 LYNNWOOD AVE NE
2	285480	0125	05/09	\$345,000	\$319,000	1420	7	1997	3	13787	N	N	1025 MONROE AVE NE
2	880910	0090	06/08	\$345,000	\$282,000	1460	7	1991	3	7272	N	N	4011 NE 7TH CT
2	106150	0670	08/09	\$287,000	\$272,000	1490	7	1963	4	7410	N	N	1054 TACOMA AVE NE
2	807440	0155	10/09	\$272,700	\$264,000	1490	7	1958	4	7685	N	N	833 KIRKLAND AVE NE
2	092305	9041	10/08	\$396,000	\$338,000	1520	7	1994	3	10018	N	N	673 UNION AVE NE
2	723630	0035	12/08	\$300,000	\$261,000	1540	7	1959	4	12317	N	N	480 HARRINGTON AVE NE
2	042540	0135	05/08	\$315,000	\$255,000	1560	7	1959	5	6132	N	N	3401 NE 11TH ST
2	245720	0180	02/08	\$338,000	\$265,000	1570	7	1959	4	9646	N	N	801 JEFFERSON AVE NE
2	430730	1010	05/09	\$290,000	\$267,000	1590	7	2002	3	3898	N	N	203 GLENNWOOD AVE SE
2	430734	0160	04/08	\$330,000	\$262,000	1590	7	2004	3	3600	N	N	2516 NE 2ND PL
2	165753	0090	05/08	\$342,500	\$275,000	1600	7	2005	3	2029	N	N	4010 NE 4TH PL
2	894475	0130	11/08	\$320,000	\$276,000	1650	7	1997	3	2961	N	N	3734 NE 5TH PL
2	894475	0330	04/08	\$357,000	\$285,000	1650	7	1997	3	3427	N	N	3724 NE 5TH ST
2	951099	0060	02/09	\$319,000	\$285,000	1670	7	2003	3	3186	N	N	3808 NE 14TH ST
2	430733	0110	09/09	\$295,000	\$283,000	1680	7	2003	3	3720	N	N	2742 SE 4TH ST
2	430733	0120	07/09	\$303,000	\$284,000	1680	7	2003	3	4584	N	N	2736 SE 4TH ST
2	430735	0650	01/08	\$335,000	\$258,000	1680	7	2004	3	4785	N	N	2910 SE 3RD CT
2	802974	0130	10/09	\$280,000	\$272,000	1750	7	2002	3	4552	N	N	511 QUEEN AVE NE
2	807420	0025	09/09	\$257,000	\$248,000	1750	7	1957	4	7470	N	N	605 JEFFERSON AVE NE
2	165753	0120	11/09	\$283,950	\$280,000	1760	7	2004	3	4219	N	N	3940 NE 4TH CIR
2	165753	0220	03/09	\$283,000	\$255,000	1760	7	2005	3	2617	N	N	463 SHELTON PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	165753	0270	10/08	\$310,000	\$264,000	1760	7	2005	3	2415	N	N	441 SHELTON PL NE
2	712630	0061	03/08	\$325,000	\$257,000	1800	7	1994	3	8000	Y	N	2519 NE 5TH PL
2	165753	0400	12/08	\$312,579	\$271,000	1830	7	2005	3	1487	N	N	464 SHELTON PL NE
2	091150	0110	01/09	\$320,400	\$282,000	1870	7	1958	5	9750	N	N	1209 QUEEN AVE NE
2	165753	0190	04/08	\$345,000	\$276,000	1890	7	2005	3	2661	N	N	3908 NE 4TH CIR
2	430733	0160	10/09	\$279,900	\$273,000	1910	7	2003	3	5715	N	N	314 HARRINGTON AVE SE
2	894475	0300	09/08	\$380,000	\$319,000	1930	7	1997	3	3990	N	N	3719 NE 5TH ST
2	756970	0020	03/08	\$419,950	\$330,000	1970	7	2007	3	5580	N	N	3921 NE 9TH PL
2	756970	0090	02/08	\$416,000	\$323,000	1970	7	2007	3	4560	N	N	4019 NE 9TH PL
2	430734	0480	07/08	\$365,000	\$302,000	2120	7	2004	3	3741	N	N	218 FERNDAL CT NE
2	430730	0260	06/08	\$340,000	\$276,000	2160	7	2002	3	4050	N	N	223 FERNDAL AVE SE
2	430730	0920	07/08	\$365,000	\$301,000	2160	7	2002	3	4350	N	N	101 GLENNWOOD AVE SE
2	430731	0120	10/09	\$295,162	\$287,000	2160	7	2003	3	3600	N	N	2629 2ND ST SE
2	430731	0230	04/08	\$365,000	\$292,000	2160	7	2004	3	3600	N	N	2630 NE 2ND ST
2	430733	0260	10/09	\$329,000	\$321,000	2160	7	2003	3	6549	N	N	263 INDEX PL SE
2	430735	0170	02/09	\$330,000	\$295,000	2160	7	2004	3	3583	N	N	314 INDEX AVE SE
2	430735	0920	05/09	\$320,000	\$294,000	2160	7	2004	3	4216	N	N	300 KIRKLAND PL SE
2	801110	0085	08/09	\$335,000	\$319,000	2260	7	2009	3	6769	N	N	702 MONROE AVE NE
2	430730	0790	02/08	\$389,950	\$305,000	2280	7	2003	3	4919	N	N	222 GLENNWOOD AVE SE
2	430730	0860	08/08	\$360,000	\$301,000	2280	7	2003	3	3480	N	N	158 GLENNWOOD AVE SE
2	430732	0230	05/08	\$380,000	\$307,000	2390	7	2003	3	6976	N	N	259 GLENNWOOD CT SE
2	430730	0780	10/09	\$290,650	\$284,000	2420	7	2003	3	4989	N	N	228 GLENNWOOD PL SE
2	395590	1190	06/08	\$397,000	\$324,000	2490	7	2002	3	5566	Y	N	292 EDMONDS AVE SE
2	430734	0730	06/09	\$319,000	\$298,000	2580	7	2004	3	3600	N	N	250 FERNDAL AVE NE
2	430733	0210	05/08	\$394,900	\$320,000	2620	7	2003	3	5244	N	N	303 INDEX PL SE
2	329180	0050	12/09	\$382,000	\$380,000	2670	7	2008	3	8170	N	N	474 NE EDMONDS CT
2	395590	0360	06/08	\$420,000	\$342,000	2670	7	2001	3	11266	Y	N	251 BLAINE DR SE
2	395590	0390	06/09	\$435,000	\$405,000	2670	7	2001	3	9237	N	N	257 BLAINE DR SE
2	395590	0520	05/08	\$415,000	\$336,000	2670	7	2001	3	5708	N	N	2207 SE 2ND PL
2	395590	0500	12/09	\$399,999	\$396,000	2760	7	2001	3	5564	N	N	2215 SE 2ND PL
2	395590	0910	02/08	\$415,000	\$325,000	2760	7	2001	3	8558	N	N	271 BLAINE DR SE
2	395590	0710	09/08	\$375,000	\$316,000	2770	7	2001	3	5492	N	N	271 DAYTON AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2	395590	0040	09/08	\$365,000	\$308,000	2780	7	2001	3	5302	N	N	2406 SE 2ND PL
2	395590	0830	07/08	\$457,000	\$377,000	3460	7	2001	3	6590	N	N	281 CAMAS AVE SE
2	430735	0530	11/08	\$500,000	\$431,000	3880	7	2004	3	9552	Y	N	2907 SE 4TH ST
2	430732	0380	08/08	\$478,500	\$399,000	4040	7	2003	3	8130	N	N	2731 SE 4TH ST
2	807440	0145	09/08	\$327,950	\$275,000	1470	8	1958	4	8835	N	N	3011 NE 9TH ST
2	559290	0020	07/08	\$520,000	\$430,000	1760	8	1956	3	7819	Y	N	57 MONTEREY DR NE
2	801110	0099	10/08	\$354,950	\$302,000	2040	8	2000	3	6837	N	N	665 NEWPORT CT NE
2	756970	0030	12/09	\$400,000	\$399,000	2430	8	2007	3	6019	N	N	3927 NE 9TH PL
2	756970	0040	11/08	\$420,000	\$360,000	2430	8	2007	3	7277	N	N	4003 NE 9TH PL
2	756970	0050	09/08	\$435,000	\$365,000	2430	8	2007	3	5822	N	N	4028 NE 9TH PL
2	756970	0060	04/08	\$445,000	\$354,000	2430	8	2007	3	4573	N	N	4034 NE 9TH PL
2	722780	0919	04/09	\$378,000	\$345,000	2470	8	2008	3	4945	N	N	2832 NE 7TH ST
2	722780	0823	04/09	\$380,000	\$345,000	2490	8	2008	3	4437	N	N	2917 NE 8TH ST
2	722780	0824	05/09	\$373,500	\$342,000	2490	8	2008	3	4527	N	N	2921 NE 8TH ST
2	722780	0825	06/08	\$435,000	\$355,000	2490	8	2008	3	4666	N	N	2925 NE 8TH ST
2	722780	0921	05/08	\$442,200	\$357,000	2500	8	2008	3	4881	N	N	2820 NE 7TH ST
2	722780	0920	06/08	\$447,570	\$365,000	2503	8	2007	3	4784	N	N	2826 NE 7TH ST
2	092305	9252	11/08	\$475,000	\$410,000	2510	9	2009	3	5311	N	N	1176 QUEEN AVE NE
2	092305	9187	02/09	\$670,000	\$599,000	3400	10	2008	3	7840	N	N	1152 QUEEN AVE NE

Improved Sales Removed From This Physical Inspection Analysis
Area 85

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	025950	0040	05/09	\$410,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	032305	9083	12/09	\$273,600	BANKRUP-REC. TRUST; FORCED SALE; EXEMPT FROM EXC. TAX
1	032305	9102	12/08	\$450,000	IMP COUNT
1	034570	0350	12/08	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	042305	9062	11/08	\$320,000	NO MARKET EXPOSURE
1	042305	9147	05/09	\$149,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
1	042305	9197	06/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	042305	9369	07/09	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
1	042305	9392	09/08	\$470,000	FORCED SALE
1	042305	9395	07/09	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	042800	0215	01/09	\$219,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
1	082305	9042	04/09	\$390,000	SHORT SALE
1	104130	0210	02/09	\$428,000	RELOCATION - SALE TO SERVICE
1	182870	0030	04/09	\$260,000	SHORT SALE
1	183950	0080	04/09	\$322,500	SHORT SALE
1	227000	0040	10/09	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
1	278770	1000	02/08	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	311990	0156	10/08	\$358,500	NON-REPRESENTATIVE SALE
1	332740	0020	01/08	\$314,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	334390	0084	04/08	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	334390	0285	08/08	\$250,000	NON-REPRESENTATIVE SALE
1	334390	1251	01/08	\$299,845	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	334390	1283	04/08	\$156,000	SHORT SALE
1	334390	1364	12/08	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	334390	1403	05/08	\$340,450	IMP COUNT
1	334390	1612	05/09	\$327,500	GOVERNMENT AGENCY; QCD; EXEMPT FROM EXCISE TAX
1	334390	1643	11/08	\$284,000	NO MARKET EXPOSURE
1	334390	1643	11/08	\$225,000	NO MARKET EXPOSURE
1	334390	1643	04/09	\$157,818	NO MKT EXPOSURE; QUIT CLAIM DEED; REL. PARTY, FRIEND, NEIGH.
1	334390	1649	07/09	\$241,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	334390	1841	05/09	\$160,000	SHORT SALE
1	334390	1849	01/08	\$1,350	EASEMENT OR RIGHT-OF-WAY
1	334390	1966	06/08	\$271,000	NO MARKET EXPOSURE
1	334390	2007	09/08	\$417,000	LEASE OR LEASE-HOLD; TENANT
1	334390	2062	05/08	\$325,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	334390	2066	11/08	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
1	334390	2480	04/08	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	334390	2651	11/08	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	334390	3563	08/08	\$100,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	334390	3606	09/09	\$398,000	SHORT SALE
1	334450	0045	06/09	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	334450	0076	03/09	\$290,000	SHORT SALE
1	334510	0013	04/09	\$460,000	SHORT SALE
1	344981	0110	06/08	\$497,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	344981	0110	08/08	\$497,000	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
1	344982	0130	10/09	\$475,000	NO MARKET EXPOSURE
1	388832	0190	09/09	\$300,000	SHORT SALE
1	418720	0200	03/08	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	418720	0330	10/08	\$221,750	CORP AFFILIATES; QCD; PART INT (1/3, 1/2, Etc.); ET.AL.
1	516970	0134	07/08	\$317,000	NO MARKET EXPOSURE
1	606140	0110	09/08	\$250,000	NO MARKET EXPOSURE
1	722780	1285	08/08	\$200,000	OBSOL;NO MARKET EXP; RELATED PARTY, FRIEND, OR NEIGH.
1	722780	1500	03/08	\$144,482	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	722780	2010	09/08	\$189,200	EST. ADMIN, GUARD, OR EXEC; IMP. CHAR.CHANGED SINCE SALE
1	778840	0080	10/08	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
1	778900	0045	09/09	\$173,250	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
1	802977	0070	07/08	\$635,000	FORCED SALE; SHORT SALE
1	802977	0130	08/09	\$545,667	BANKRUPTCY - RECEIVER OR TRUSTEE
1	802977	0130	09/09	\$480,000	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
1	803540	0090	08/08	\$152,831	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	807900	0080	02/08	\$249,492	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	807901	0480	12/09	\$333,000	FORCED SALE; SHORT SALE
1	807904	0140	03/09	\$379,950	RELOCATION - SALE TO SERVICE
1	807904	0510	10/09	\$430,000	RELOCATION - SALE TO SERVICE
1	929086	0160	09/09	\$159,713	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	929086	0290	06/09	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
1	929086	0340	08/09	\$399,000	RELOCATION - SALE TO SERVICE
1	947750	0130	05/09	\$305,000	ESTATE ADMIN, GUARD, OR EXEC; REL PARTY, FRIEND OR NEIGH.
2	041800	0160	04/08	\$153,450	EST ADMIN, GUARD, OR EXEC; IMP CHAR CHANGED SINCE SALE
2	041800	0315	05/08	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	041800	0335	09/09	\$145,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	042100	0090	07/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	042100	0480	06/09	\$160,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; NON-REP SALE
2	042100	0615	04/08	\$227,900	FINANCIAL INSTITUTION RESALE
2	042200	0025	10/09	\$142,900	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	042305	9300	04/08	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	042305	9343	12/09	\$261,000	FORCED SALE
2	042400	0020	01/08	\$68,460	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	042450	0080	06/08	\$282,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	042500	0095	11/09	\$191,300	GOVT AGENCY; EXEMPT FROM EXCISE TAX; FINAN. INST. RESALE
2	042500	0170	08/09	\$206,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	042540	0080	02/08	\$142,499	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	082305	9225	06/08	\$320,000	SHORT SALE; FINANCIAL INSTITUTION RESALE
2	091150	0080	06/08	\$225,000	SHORT SALE
2	092305	9170	12/08	\$214,000	SHORT SALE
2	092305	9189	12/08	\$249,000	SHORT SALE

**Improved Sales Removed From This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	106150	0840	02/09	\$220,000	ESTATE ADMIN, GUARDIAN, OR EXEC; REL. PARTY, FRIEND, NEIGH.
2	165753	0310	09/09	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	298740	0070	12/08	\$143,000	NON-REPRESENTATIVE SALE
2	329180	0030	04/09	\$286,500	QUESTIONABLE PER APPRAISAL
2	329180	0050	01/09	\$176,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	330780	0040	01/08	\$600,000	SHORT SALE
2	330780	0070	09/08	\$425,000	SHORT SALE
2	337770	0120	08/08	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	337770	0160	06/09	\$250,000	SHORT SALE
2	395590	0390	05/09	\$435,000	RELOCATION - SALE TO SERVICE
2	395590	0910	02/08	\$415,000	RELOCATION - SALE TO SERVICE
2	395590	1030	03/09	\$216,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	395590	1090	06/09	\$179,180	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	430730	0120	08/09	\$288,800	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	430730	1200	07/08	\$290,000	NO MARKET EXPOSURE
2	430730	1200	08/08	\$329,000	SHORT SALE
2	430731	0010	01/09	\$313,500	BANKRUPTCY - RECEIVER OR TRUSTEE
2	430731	0100	05/09	\$321,500	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
2	430731	0370	10/08	\$315,000	BANK..-REC OR TRUSTEE; GOVT AGENCY; EXEMPT FROM EXC. TAX
2	430734	0070	03/09	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	430734	0720	08/08	\$389,950	SHORT SALE
2	430735	0120	01/09	\$268,700	RELATED PARTY, FRIEND, OR NEIGHBOR
2	430735	0980	12/09	\$300,000	SHORT SALE
2	508590	0010	10/09	\$238,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	559290	0025	06/09	\$282,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	559290	0105	03/09	\$320,000	FORCED SALE
2	559290	0265	06/09	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	722750	0066	12/09	\$295,000	PREVIOUS IMPROVEMENT ASSESSED VALUE <\$25,000
2	722750	0305	02/09	\$150,000	NON-REPRESENTATIVE SALE
2	722750	0345	12/08	\$219,000	RELOCATION - SALE TO SERVICE
2	722750	0450	07/08	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	722750	0820	08/08	\$213,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	722750	0875	07/09	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	722750	1150	08/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	722750	1205	12/09	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REP. SALE
2	722750	1230	05/08	\$261,500	BANKRUPTCY - RECEIVER OR TRUSTEE
2	722750	1335	02/09	\$373,838	GOVT AGENCY; EXEMPT FROM EXC.TAX; FINAN INST. RESALE
2	722750	1385	09/09	\$137,950	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; NON-REP. SALE
2	722750	1720	02/09	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	722750	1905	03/09	\$151,900	BANKRUPTCY - RECEIVER OR TRUSTEE
2	722750	1910	03/09	\$203,000	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
2	722750	2375	03/09	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	722750	2395	10/08	\$107,448	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	722750	2410	08/09	\$164,000	NON-REPRESENTATIVE SALE
2	722750	2430	01/08	\$181,700	FORCED SALE; EXEMPT FROM EXCISE TAX
2	722750	2455	12/09	\$149,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REP. SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 85**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	722780	0721	05/09	\$222,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	722780	0930	12/08	\$90,000	QUESTIONABLE PER APPRAISAL
2	723650	0020	08/09	\$358,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	746141	0130	10/09	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	773610	0008	07/09	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	780900	0045	12/09	\$304,500	RELOCATION - SALE BY SERVICE
2	780900	0045	11/09	\$304,500	RELOCATION - SALE TO SERVICE
2	780900	0060	05/09	\$283,000	SHORT SALE
2	780920	0030	05/09	\$200,000	FINANCIAL INSTITUTION RESALE
2	780920	0070	02/08	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	801110	0105	08/09	\$145,100	SHORT SALE
2	807420	0035	08/08	\$142,360	QCD; IMP CHAR CHANGED SINCE SALE; REL. PARTY, FRIEND, NEIGH.
2	807420	0085	10/08	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	807440	0045	06/09	\$292,500	RELOCATION - SALE TO SERVICE
2	807440	0070	08/09	\$115,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	807440	0130	12/09	\$267,000	FORCED SALE
2	894475	0600	05/09	\$75,936	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	894475	0660	05/09	\$140,000	QUIT CLAIM DEED
2	894850	0080	03/09	\$231,000	ESTATE ADMIN, GUARD, OR EXEC; IMP. CHAR CHANGED SINCE SALE
2	947620	0430	09/09	\$151,300	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE
2	947620	0600	01/09	\$136,011	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Physical Inspection Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -1.9%. This decrease is due partly to market changes over time and the previous assessment levels.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this physical inspection are included later in this report.

Area 85 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of .915% in Area 85 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

OVERALL	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
All	335	92%	90%	93%
Bldg Grade	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
4	1	Insuff data		
5	34	88%	83%	93%
6	28	90%	86%	93%
7	160	92%	91%	93%
8	67	92%	89%	94%
9	30	92%	90%	94%
10	15	91%	86%	96%
Year Built or Year Renovated	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1921-1940	4	84%	60%	109%
1941-1950	38	91%	86%	96%
1951-1960	63	90%	88%	93%
1961-1970	25	92%	89%	95%
1971-1980	25	91%	87%	96%
1981-1990	18	90%	87%	93%
1991-2000	44	91%	88%	94%
>2000	118	92%	91%	94%
Condition	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
Fair	1	Insuff data		
Average	216	92%	91%	93%
Good	94	91%	89%	93%
Very Good	24	91%	86%	96%

Area 85 Physical Inspection Ratio Confidence Intervals

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When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Stories	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1	173	91%	90%	93%
1.5	2	80%	0%	292%
2	159	92%	90%	93%
3	1	Insuff data		
Above Grade Living Area	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
<1001	40	91%	87%	95%
1001-1500	107	91%	90%	93%
1501-2000	64	91%	88%	94%
2001-2500	55	93%	90%	95%
2501-3000	37	92%	89%	95%
3001-5000	32	90%	88%	93%
View Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	318	91%	90%	92%
Y	17	92%	87%	97%
Wft Y/N	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	335	92%	90%	93%
Y	0	Insuff data		
Sub	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
1	180	92%	90%	93%
2	155	91%	90%	93%

Area 85 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2010 weighted mean of .915% in Area 85 has been displayed below. A Lower 95% C.L. greater than 92.5% indicates that values may be relatively high; An Upper 95% C.L. less than 92.5% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

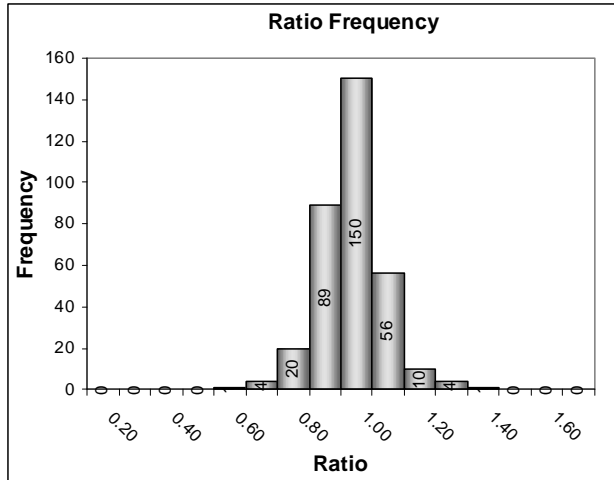
Lot Size	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
<3000	11	89%	86%	91%
03000-05000	57	94%	92%	97%
05001-08000	158	91%	90%	93%
08001-12000	82	92%	90%	95%
12001-20000	22	86%	81%	90%
20001-43559	3	86%	72%	99%
1AC-3AC	2	85%	71%	100%
Major 025950 Ardmore II	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	324	91%	90%	93%
Y	11	92%	89%	95%
Majors 430730-430735 Liberty Ridge	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	313	91%	90%	93%
Y	22	92%	90%	94%
Windstone (Various Majors)	Count	2010 Weighted Mean	2010 Lower 95% C.L.	2010 Upper 95% C.L.
N	321	91%	90%	92%
Y	14	92%	87%	97%

Physical Inspection Ratio Study Report (Before)

2009 Assessment

District/Team: SE/Team 2	Appr. Date: 01/01/2009	Date of Report: 06/28/2010	Sales Dates: 01/2008 - 12/2009
85 - NW Renton Hill	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	335
Mean Assessed Value	303,900
Mean Adj. Sales Price	326,000
Standard Deviation AV	112,037
Standard Deviation SP	117,799
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.936
Median Ratio	0.931
Weighted Mean Ratio	0.932
UNIFORMITY	
Lowest ratio	0.532
Highest ratio:	1.324
Coefficient of Dispersion	7.98%
Standard Deviation	0.099
Coefficient of Variation	10.60%
Price Related Differential (PRD)	1.004
RELIABILITY	
95% Confidence: Median	
Lower limit	0.919
Upper limit	0.941
95% Confidence: Mean	
Lower limit	0.925
Upper limit	0.946
SAMPLE SIZE EVALUATION	
N (population size)	6403
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.099
Recommended minimum:	16
Actual sample size:	335
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	178
# ratios above mean:	157
z:	1.147
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

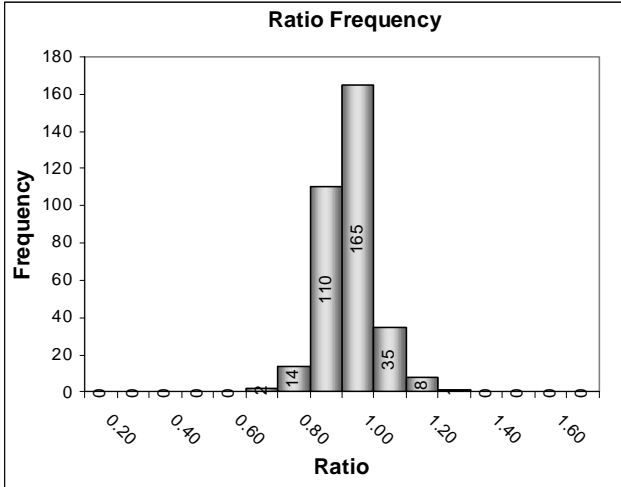
1 to 3 Unit Residences throughout area 85

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Physical Inspection Ratio Study Report (After)

2010 Assessment

District/Team: SE/Team 2	Appr. Date: 01/01/2010	Date of Report: 06/29/2010	Sales Dates: 01/2008-12/2009
Area 85 - NW Renton Hill	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	335		
Mean Assessed Value	298,300		
Mean Adj. Sales Price	326,000		
Standard Deviation AV	104,908		
Standard Deviation SP	117,799		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.920		
Median Ratio	0.917		
Weighted Mean Ratio	0.915		
UNIFORMITY			
Lowest ratio	0.672		
Highest ratio:	1.252		
Coefficient of Dispersion	6.49%		
Standard Deviation	0.080		
Coefficient of Variation	8.73%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.910		
Upper limit	0.927		
95% Confidence: Mean			
Lower limit	0.912		
Upper limit	0.929		
SAMPLE SIZE EVALUATION			
N (population size)	6403		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.080		
Recommended minimum:	10		
Actual sample size:	335		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	173		
# ratios above mean:	162		
z:	0.601		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 85

Uniformity has been improved by application of the recommended values.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

USPAP Compliance

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4] Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*
3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



King County

Department of Assessments

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor